

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

August 16, 2023 – Wednesday – 12:30 p.m.

MEMBERS PRESENT: Chair Loren Moreland, Building A, B or C Contractor
Vice-Chair Vince Colarelli, Building A or B Contractor
Christine Riggs, Architect
Christopher Freer, Engineer
John Graham, City of Manitou Springs
Sana Abbott, Town of Monument
Richard Applegate, City of Fountain
Dennis Stern, Town of Palmer Lake

MEMBERS ABSENT: Jeff Finn, Citizen-at-Large
Katharine Guthrie, Town of Green Mountain Falls

RBD STAFF PRESENT: Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Erin Garcia, Director of Finance
Matthew Matzen, Permit/Licensing Supervisor
Gina LaCascia, Executive Administrative Assistant

The Advisory Board meeting was conducted in a hybrid form, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually via a program called Microsoft Teams live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**

Chair Loren Moreland called the meeting to order at 12:32 p.m.

2. **CONSIDERATION OF THE MEETING MINUTES, AS FOLLOWS:**

- a) Advisory Board Minutes of June 21, 2023. (*Consideration of the June 21, 2023 Advisory Board Minutes was administratively continued from July 19, 2023, due to lack of a quorum.*)

A motion was made by Christy Riggs to **APPROVE** the June 21, 2023 Advisory Board Minutes as written; seconded by John Graham; the motion carried unanimously.

- b) Advisory Board Minutes of July 19, 2023.

A motion was made by Christy Riggs to **APPROVE** the July 19, 2023 Advisory Board Minutes as written; seconded by John Graham; the motion carried unanimously.

3. **NEW BUSINESS**

a) Colorado Springs Chamber and EDC Presentation by David Dazlich and Theresa Metcalf.

David Dazlich indicated the Chamber and EDC submitted a Comment Letter regarding Regulation 28 dealing with commercial buildings wherein they expressed an opposition to the draft Regulation that is currently under consideration. He further indicated that although they are not a party thereto, they are supporting the efforts of Pikes Peak Regional Building Department and Colorado Springs Utilities on Regulation 28.

Mr. Dazlich indicated that the Chamber and EDC are participating in stakeholder meetings which stem from Senate Bill 213 from the 2023 legislative session. These meetings are being discussed in depth by CML, CCI and other counties, along with other stakeholders who are broadly opposed or had concerns to SB23-213. The major concerns were how to deal with SB23-213 when it returns in 2024 and how to move forward with construction defects in relation to the bill.

Vince Colarelli asked Mr. Dazlich to comment on the decision regarding Space Command. Mr. Dazlich commented that the longer Space Command remains in Colorado Springs, the harder it will be to physically uproot the structure. He said that this was part of the decision when it came to the national security concerns. He indicated that there will be some political push-back, but it does appear that the Alabama Delegation is burning a lot of its goodwill with the hold-ups on the nominations from DOD. However, he said that the structure is more secure now than it has been in the past.

Theresa Metcalf presented a PowerPoint presentation covering the Newmark Study, which is a global site selector for new businesses throughout the United States. She indicated there were discussions that included many entities such as the healthcare industry, the education arena, aerospace and defense, cyber-security and advanced manufacturing. One important concern that came out of those discussions was the urgency and the time in which projects are actually entering Colorado Springs' communities and the total time that EDC is working with project managers.

Ms. Metcalf said that Colorado Springs falls within mid-range compared to the competitor cities such as San Antonio, Texas and Boise, Idaho. This includes the pace of growth, the median age, and cost of living. She indicated that one good aspect of the study was the collaboration of Colorado Springs' communities as well as the friendliness and welcoming to new business.

Ms. Metcalf advised that one city and state competitor, which is listed as an aspiration to Colorado Springs, is Raleigh, North Carolina. This is because the leadership in Raleigh came together to become the center for research and development. This goal was attained because of city and county leadership, together with business owners, made it happen. That being said, Ms. Metcalf indicated that Colorado Springs is a little behind in growth, which collaborates with Colorado Springs' talent pipeline and workforce. Part of the issues with this is the fact that all military personnel, who does not list their residence as Colorado Springs, but are temporarily assigned and work within the boundaries of Colorado Springs.

4. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

September Advisory Board meeting date and time: Wednesday, September 20, 2023, beginning at 12:30 p.m. The meeting will be conducted in a hybrid form: in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually. Sufficient and timely instructions for public participation will be made available at: <https://www.pprbd.org/Information/Boards>.

5. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA

There were no public comments.

6. BUILDING OFFICIAL REPORTS/NON-ACTION ITEMS

a) Financial Statement through July 31, 2023.

Erin Garcia presented the financial statement for the month of July 2023, stating the operating cash balance ended at \$14,751,845 with a cash as a percentage of budget of 66 percent.

The revenue for July was \$1,581,678, a 14 percent decrease over the same time in 2022; expenditures were \$1,404,507, up 3 percent over the same time period in 2022.

Mrs. Garcia added at 58 percent through 2023, revenue and expenses are tracking at 50 percent of budget. She further said that the net income for the month of July 2023, was \$177,171, bringing the year-to-date net income to \$113,792.

b) Building Report through July 31, 2023.

Matthew Matzen presented the Building Report for the month of July 2023, stating there were 127 single-family homes permitted, a decrease of 39.81 percent over the same time last year. The total valuation of these permits was \$79,794,254, down 14.26 percent. He stated for July 2023, commercial, including multi-family projects, totaled 20 permits, down 68.75 percent from the same time last year, with an overall valuation of \$25,773,378, which was down 76.52 percent from July of last year.

The total valuation year-to date across all permits was \$2,019,302,095, down 23.02 percent over the same time in 2022. Mr. Matzen finished his report by stating there were three projects with valuations over \$3 million in the month of July.

c) Plan Report through July 31, 2023.

Jay Eenhuis presented the Plan Review Report for the month of July 2023. He stated 221 new single-family plans were submitted, an increase of 36 percent compared to July 2022. There were 131 new commercial and multi-family plans submitted, which is an increase of 470 percent compared to July of last year. For July of 2023, a total of 1,328 plans were submitted, an increase of 24 percent over the same time last year. He said that year-to-date, we are at 8642 total plans, which is down by 10 percent year-to-date.

Mr. Eenhuis stated there were 3569 solo reviews performed, which is down 19 percent compared to last July; there were 826 walk-thru reviews performed this month, which is up by 50 percent compared to July 2022. The total reviews for the month of July was 4395, down 11 percent from last year. He said that year-to-date, we are down 11 percent compared to the same time last year.

d) Inspection Report through July 31, 2023.

John Welton presented the Inspection Report for the month of July 2023, stating that the Department performed 21,687 total inspections across all inspection disciplines, with 68 fulltime field inspectors, which allows for an average daily workload per inspector of 16.3 inspections per day with an available amount of time of 22.9 minutes per inspection. Mr. Welton advised that these numbers are the lowest since 2016. He finished by stating that staffing is at a good number based on the total number of open permits and the larger projects still pending completion.

7. UNFINISHED BUSINESS

Pikes Peak Regional Building Department's Official, Roger Lovell and, the Department's Attorney, Virginia Koulchitzka, were not present for today's meeting as they were in Denver, providing testimony with regard to the pending Regulation 28 hearings.

8. EXECUTIVE SESSION REQUEST(S)

There were no executive session requests.

9. BOARD REPORT(S) OR COMMENT(S)

There were no reports or comments by the Board.

10. FUTURE AGENDA ITEM REQUESTS

There were no future agenda item requests.

11. ADJOURN

The Advisory Board meeting adjourned at 1:18 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.